

ISSUES RAISED REGARDING THE WOODS ROBINSON BRIGGS PUD AMENDMENT II PROPOSAL

The list below includes issues that were raised during the July 5, 2022, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Park Area

Can the original PUD language requiring “play spaces for children, teens, and adults” remain as a required amenity within the park area? If yes, can park plan be updated to reflect this?

If the above item cannot be accommodated, please address the following items –

1. How can you address the following concerns within the park:
 - a. Active recreation opportunities;
 - b. Playground facilities for families; and
 - c. Amenities supporting users provided the context of the overall development?
2. Can further explanation be provided as to why the requested changes to the park area are being proposed?
3. Can further clarity be provided as to whom will assume responsibility, ownership, and maintenance of the park?

Water Feature

Can the water feature element of this PUD Amendment request be tabled for a future PUD Amendment request when additional / refined detail regarding the water feature can be provided?

If the above item cannot be accommodated, please address the following items –

1. Can the design of the water feature be modified to incorporate the following design elements:
 - a. Centrally defined gathering space(s);
 - b. Contextual / responsive design relationships to adjacent pedestrian activity; and
 - c. Overall pedestrian friendly design character?
2. Can more accurate supportive example imagery be provided to portray what the entry drive / water feature will look like within the driveway median?
3. How can you ensure the operational feasibility of the multi-tiered fountain is realistic provided the minimal elevation grade change on site?

Site Plan

Can the site plan exhibit associated with this PUD Amendment request be tabled for a future PUD Amendment request when a refined concept plan can be presented?

If the above item cannot be accommodated, please address the following items –

1. Can building orientation and/or alignment be modified to create more defined pedestrian gathering space(s)?
2. How can you address the following site plan design concerns?
 - a. Lack of pedestrian focused design elements;
 - b. Visibility of large asphalt parking areas;
 - c. Traffic circulation (left / right access) when traveling the main entry drive; and
 - d. appropriate parking ratios are provided for the intended uses?
3. Can you elaborate and/or show the intended landscape buffer / earthen berm and pedestrian bridge discussed to be located between the residential and commercial areas?
4. Can you elaborate and/or more clearly define the proposed church / events center?